

frontages sidewalks may be curb-adjacent or meander depending on available landscape setbacks. Building frontage guidelines are further explained in policy 4.5.4 in the Urban Design Element.

Setbacks along Sixth Street between Waltermire and Emmett Street should provide for a uniform building line of storefronts. Setbacks along all streets should be intensively landscaped with street trees that contribute to long-term improvement of these roadways as attractive boulevards, consistent with Policy 4.55 of the Urban Design Element.

3. **Building Height Guidelines.** Building heights within the Village Center should vary from one to three stories. Heights above two stories may be allowed for prominent landmark features such as a clock or bell tower architectural element.
4. **Parking Guidelines.** Parking for the Village Center and the Safeway Block should be separated to break up large areas of surface paving.
  - a. Parking spaces should be provided based upon an estimated peak demand of 4 spaces per 1,000 square feet of floor area, consistent with established city parking requirements (Section 8, City of Belmont Zoning Ordinance) and the parking guideline of this Plan, Table 6.5. Shared parking opportunities for office and restaurant uses should be encouraged, as discussed in Policy 6.8.4 of this Plan. Such shared parking may result in a lower parking demand than the standard of 4 spaces per 1,000 square feet.
  - b. First floor uses should be adjacent to or have easy access to adjoining parking.
  - c. Public parking along Waltermire and Emmett should be maximized to reduce reliance on on-site parking lots. Satellite public parking areas should be utilized to encourage perimeter village center parking and increase foot traffic for nearby retail stores. Large parking areas should be shielded from El Camino Real through placement behind buildings or a combination of intensive landscaping and berming. Any structured parking should be designed to allow for the maximum amount of natural light feasible.
5. **Architectural Theme Guideline.** The Village Center project shall follow a Wood Residential theme which shall feature a multi-level project of varying heights and one to two tower elements.

**3.5.2 Interim Traffic Circulation Improvements Policy.** Interim traffic improvements set forth in the Traffic and Circulation Transportation Element should be implemented in phase with the Village Center.

**Development Guideline.** See Traffic Circulation and Transportation Element Objectives and Policies under Section 6.5 Interim Improvement.

**3.5.3 Redevelopment Implementation Policy.** A flexible redevelopment approach to implementation of the Village Center project should be followed as set forth in the Implementation Element.

**Administrative Guideline.** See 7.0, Implementation Element, 7.5 Redevelopment Program Policies, Policy 7.5.1 Village Center Redevelopment Policy and Administrative Guidelines and Actions.